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Delays at The Edge, Alterations at Ikon

*By Aaron Short
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Two Williamsburg condominium towers faced unexpected obstacles last week as city codes and procedures forced developers to briefly delay or alter their plans.

At The Edge (135 Kent Avenue), a 565-unit waterfront development, the affordable housing component is nearly complete, save for a Certificate of Occupancy. That is what is holding up tenants from moving into 347 affordable rental units on Kent Avenue, who were assured that they could move in by this past January. Instead, it will be sometime in March.

"The rental apartments were always intended to be delivered in March 2010," said Christina Sardinias, a spokesperson for the developers. "Although the developer had hoped to deliver these apartments a little earlier than expected, they are instead being delivered on time."

A spokesperson with the Department of Buildings said that several outstanding requirements must be fulfilled before a Certificate of Occupancy can be issued for the new building at 34 North 7th Street, "including final inspections of the construction, electrical and plumbing systems."

The spokesperson did not have information regarding the status of 50 Bayard Street, also known as Ikon, which were recently altered at its midsection because they did not adhere to the building's fire code.

As reported in Curbed, wooden dividers separating an extended patio on the fifth floor of the building have been torn down, eliminating privacy and creating a fishbowl effect.

Representatives from the architect, Karl Fischer, did not return calls for comment, and the building's property manager referred questions to a public relations firm which did not return calls for comment.

The building is not completely new, which added six stories to the building's existing four stories, officially opening in April 2007, with one to four bedrooms ranging at the time from \$499,000 to \$3,800,000.